



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining, they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager, Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.TorranceCA.Gov.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION
Monday through Friday from
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.
City Hall will be closed:
Friday, July 22, 2016

CITY OF TORRANCE PLANNING COMMISSION

**CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503**

WEDNESDAY, JULY 20, 2016

7:00 P.M.

"Share our similarities, celebrate our differences."

~ M. Scott Peck ~

AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on July 15, 2016.
5. **APPROVAL OF MINUTES:** June 1 and 15, 2016
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1
(Limited to a 30 minute period)**
This portion of the meeting is reserved for comment on items not on the agenda. Under the Ralph M. Brown Act, the Planning Commission cannot act on items raised during public comment, but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. Speakers under Orals are limited to either Oral Communications #1 or Oral Communication #2 and no longer than 3 minutes per speaker.

ROLL CALL: _____D'anjou _____Gibson _____Polcari _____Rudolph _____Tsao _____Chairperson Watson

8. TIME EXTENSIONS

9. SIGN HEARINGS

10. CONTINUED HEARINGS

A. MHE15-00094: BRUCE FRYMAN

Planning Commission consideration of an appeal of a Community Development Director approval of a Minor Hillside Exemption to allow a detached deck in the rear yard of an existing two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 3019 Windmill Road. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 16-052)

11. WAIVERS

12. FORMAL HEARINGS

A. CUP16-00006: ART ASHAI, AIA (GTT HOLDING CORPORATION)

Planning Commission consideration for approval of a Conditional Use Permit to allow the conversion and remodel of an existing industrial building to medical offices on property located in the M-2 Zone at 2927 Lomita Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-055)

B. CUP16-00007: LEE S. MINSHULL (WEISS FAMILY LIMITED PARTNERSHIP)

Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a wholesale vehicle dealership within an existing industrial building on property located in the H-MP Zone at 3680 Skypark Drive. This project is Categorically Exempt from CEQA per Guidelines Section 15301 – Existing Facilities. (Res. No. 16-056)

C. PRE16-00006: JEHAN MIR (RUKHSANA MIR)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence with basement level on property located within the Hillside Overlay District in the R-1 Zone at 417 Via Anita. This project is Categorically Exempt from CEQA per Guidelines Section 15303 – New Construction. (Res. No. 16-057)

D. CUP15-00023, CUP15-00024, DVP15-00002, DVP15-00003, DIV16-00002, MOD15-00011 (EAS15-00002): NADEL RESIDENTIAL & COMMERCIAL, INC (DEL AMO FINANCIAL CENTER LP)

Planning Commission consideration for adoption of a Mitigated Negative Declaration and for approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new 47,000 square foot fitness center, a Conditional Use Permit and Development Permit to allow the construction and operation of a new 10,000 square foot restaurant with 2,000 square feet of outdoor dining area, a Modification of a previously approved Precise Plan of Development (PP65-38) to allow the new structures, to allow the conversion of the existing professional office building to medical offices, and to allow shared parking and valet service, in conjunction with a Division of Lot to allow a Lot Line Adjustment, at the northeast portion of the Del Amo Financial Center site on property located in the H-DA1 Zone at 21515-21615 Hawthorne Boulevard.

(Res. No's. 16-058, 16-059, 16-060, 16-061, 16-062, 16-063)

E. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. Community Development Director Weekly Summary Report (s)

1. June 9, 2016
2. June 17, 2016
3. June 23, 2016
4. July 1, 2016

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

18. ORAL COMMUNICATIONS FROM THE PUBLIC #2

19. ADJOURNMENT